



Cyprus Street
Norwich, NR1 3AX
Guide price £240,000

claxtonbird
residential

Cyprus Street, Norwich, NR1 3AX

Offered for sale with no onward chain, this attractive mid-Victorian terraced house is situated on the sought-after Cyprus Street, Norwich (NR1), within easy walking distance of the city centre, local amenities and transport links. The property offers well-presented accommodation with character features including stripped wooden flooring and a feature fireplace. The ground floor comprises a sitting room, separate dining room with useful storage, and a fitted kitchen with access to the rear garden. Upstairs are two generous double bedrooms, with the rear bedroom benefiting from an en-suite bathroom. Outside, the property enjoys a walled front garden and a larger than average rear garden, mainly laid to shingle with mature shrub borders and a brick-built store. The property also benefits from backing onto St Mark's Church, offering an attractive outlook and a degree of privacy. This charming period home offers an excellent opportunity for first-time buyers, investors, or those seeking a character property in a convenient and popular central Norwich location.

Sitting Room 11'11" max x 11'6" (3.65m max x 3.51m)

Upvc double glazed sash window to front aspect, tiled fireplace, picture rail, cornice, stripped wood floor, double glazed entrance door and radiator.

Dining Room 10'9" to recess cupboard x 11'4" (3.28m to recess cupboard x 3.46m)

Upvc double glazed window to rear aspect, under stairs storage cupboard, cupboard to recess, stripped wood floor and radiator.

Kitchen 8'0" x 6'0" (2.46m x 1.84m)

Fitted kitchen comprising wall and base units with worktop over, sink drainer with mixer tap, tiled splash back, space for fridge and washing machine, wall mounted central heating boiler, cooker point, tiled floor and stable door to the rear garden.

First Floor

Bedroom 11'11" max x 11'6" (3.65m max x 3.52m)

Upvc double glazed sash window to front aspect and radiator.

Bedroom 11'9" max x 11'5" (3.60m max x 3.50)

Upvc double glazed window to rear aspect, over stairs storage cupboard, radiator and door to en-suite bathroom.

En-Suite Bathroom 8'0" x 6'0" (2.46m x 1.84m)

Bath with mixer tap and shower attachment, tiled walls, low level W.C, wash hand basin, extractor fan, upvc double glazed window to rear aspect and towel rail radiator.

Front Garden

Walled front garden with pathway to entrance door.

Rear Garden

Larger than average rear garden, laid to shingle with a selection of shrub and tree borders and brick built store. The property also benefits from backing onto St Mark's Church, offering an attractive outlook and a degree of privacy.

Agents Notes

Council Tax Band - B

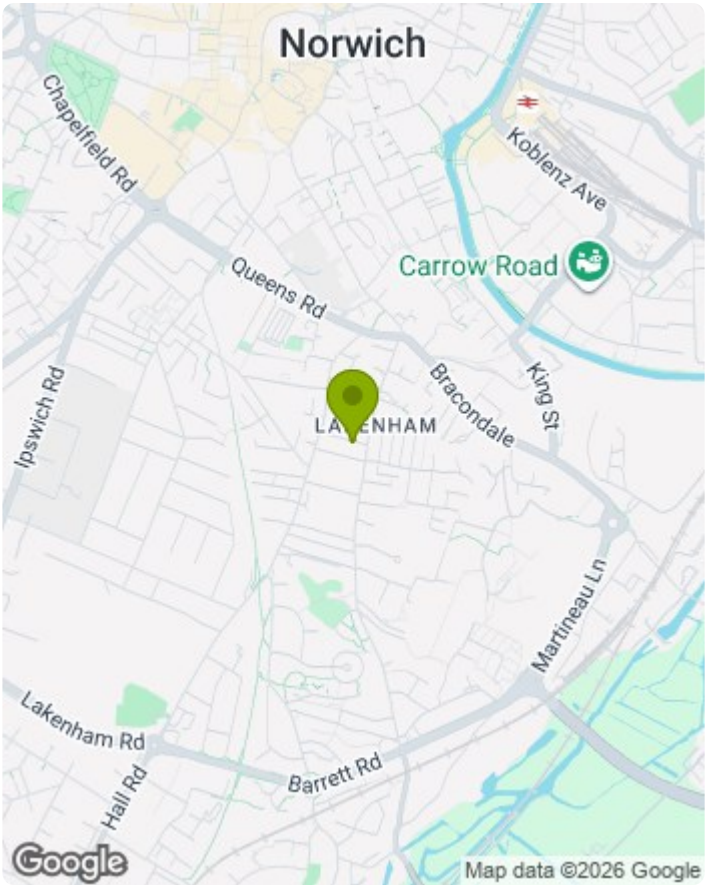
EPC Rating - D

The roof space has been partially boarded and includes skylights, providing additional natural light.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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